



ALTERNATIVE REVIEW FORM (P.C. DRAFT)

SAN LUIS OBISPO COUNTY DEPARTMENT OF PLANNING AND BUILDING

976 OSOS STREET ♦ ROOM 200 ♦ SAN LUIS OBISPO ♦ CALIFORNIA 93408 ♦ (805) 781-5600

Promoting the Wise Use of Land ♦ Helping to Build Great Communities

I/we the undersigned hereby apply for alternative review as allowed by Section 22.52.080 of the Land Use Ordinance and Section 23.05.034 of the Coastal Zone Land Use Ordinance, for the parcel(s) described in this application.

APPLICANT INFORMATION

Landowner Name _____ Daytime Phone _____

Mailing Address _____

City _____ State _____ Zip _____

PROPERTY INFORMATION

Assessor Parcel Number(s) _____ Total Size of the Site _____

Project Address _____

Describe the current agricultural use of the property: _____

NRCS Soil Type(s) _____

NRCS Erodibility Potential _____

Are any creek crossings proposed? If so, describe: _____

Is the project site in the Coastal Zone? _____

REQUEST

<input type="checkbox"/> Alternative Review Program – The following projects qualify for the alternative review program:
<input type="checkbox"/> Hillside Benches. Hillside benches for orchards or vineyards on slopes over 30%
<input type="checkbox"/> Rangeland Management. Rangeland management projects consisting of one-half acre or greater of native vegetation removal
<input type="checkbox"/> New Agricultural Roads. New roads providing access to farm fields, pasture, water supplies, outdoor equipment or supply storage areas, livestock grazing areas, fence lines, or agricultural exempt structures. The road must satisfy all of the following provisions. Please check each box indicating acknowledgement of these requirements:
<input type="checkbox"/> The road will serve no structures other than agricultural exempt structures.
<input type="checkbox"/> The project site is in the Agriculture or Rural Lands land use category; or the site is in the Residential Rural land use category and the road will serve an existing agricultural operation as defined by the Agricultural Commissioner.
<input type="checkbox"/> The cross-slope will be adequate for proper drainage and erosion control.
<input type="checkbox"/> The road will not divert drainage onto adjacent properties. Outward sloping roads are encouraged.
<input type="checkbox"/> The grading and future use of the road will not discharge or threaten to discharge silt onto adjacent properties, roads, sensitive resource areas, or into blue-line streams.
<input type="checkbox"/> The road is to be constructed entirely between April 15 and October 15, unless temporary erosion control measures are in place and reseedling is assured to occur (as approved by a soil erosion

specialist).

NOTE: The applicant must contact the Agricultural Commissioner's office for a written determination that the extent of the agricultural use or proposed agricultural use of the property justifies the need for the road.

NOTE: Future conversion of an agricultural road to serve a structure will require grading permit approval.

- ☐ **Ponds, Reservoirs, Drainage Basins.** Agricultural reservoirs constructed to regulate or store a supply of water and drainage basins designed to catch run-off not related to development requiring a county permit.
NOTE: The applicant must contact the Agricultural Commissioner's office for a written determination that the extent of the agricultural use or proposed agricultural use of the property justifies the need for the pond.
- ☐ **Streambank Protection Measures.** Streambank protection measures when using NRCS Practices and with appropriate Fish and Game alteration agreements/permits, Regional Water Quality Control permits, and Army Corp permits, as required.
- ☐ **Conservation, Restoration, and Enhancement.** A soil, water, and/or wildlife conservation or enhancement project for which a California Department of Fish and Game alteration agreement/permit and/or Army Corp of Engineers permit has been secured.
- ☐ **Upland Restoration.** Projects which are undertaken for soil, water quality, habitat, or wildlife restoration, conservation, or enhancement occurring outside of the channel of a stream.
- ☐ **Trail and Recreation Enhancements.** Trails for agricultural production support activities and recreation enhancements of property. If a land use permit is required under this ordinance to establish a recreational facility, no grading shall occur until the appropriate approvals have been secured.
- ☐ **Wastewater Systems.** Waste management systems for agricultural production and processing uses.
- ☐ **Imbalanced Grading.** Any agricultural grading (i.e. new fields, ongoing crop production, water pipelines, etc.) which would require the importation or exportation of fill material other than commercial soil amendments.
- ☐ **Exempt Uses.** At the applicant's option the Alternative Review Program may be used in lieu of exemption for grading projects described above under "Agricultural Grading."

If you are applying under the alternative review program, you must apply directly to the Natural Resource Conservation Service (NRCS) or one of the two county Resource Conservation Districts (RCDs).

For roads and ponds, prior clearance from the Agricultural Commissioner is required.

DESCRIPTION OF PROPOSED GRADING

Please describe the nature of the proposed grading activity: _____

Area of Disturbance _____ Steepest Gradient _____

Amount of Cut _____ Amount of Fill _____

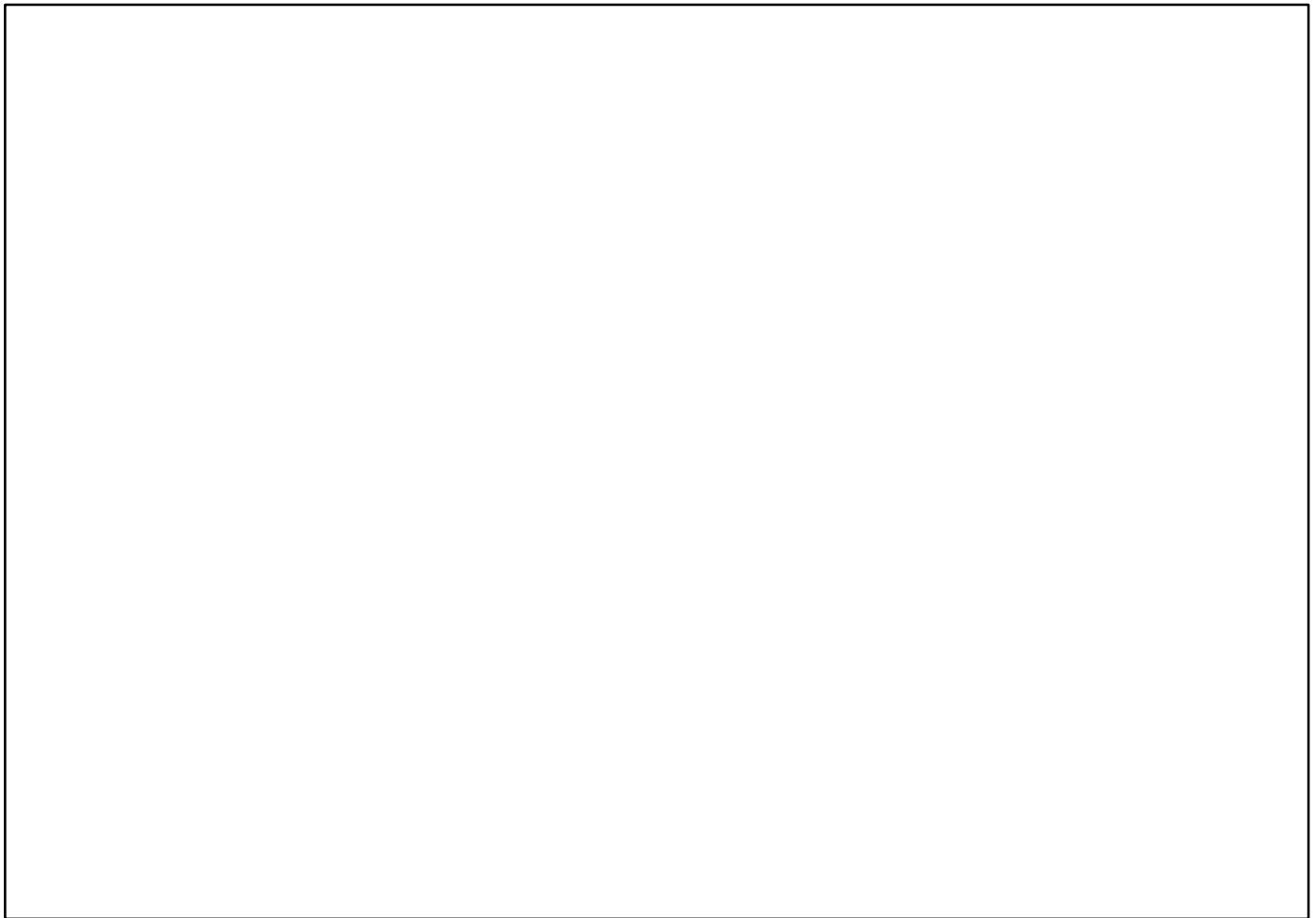
Amount of Import _____ Amount of Export _____

Destination/Source of Import/Export _____

Time frame for work (estimated start date, end date): _____

SITE PLAN

Please draw a rough diagram depicting parcel boundaries, roads, and the location of the proposed grading. Include a north arrow and labels, as appropriate (use another sheet if necessary):



OUTSIDE AGENCIES

Though your project may be exempt from County grading permits, there are other state, local, and federal agencies that may require permits. It is the owner's responsibility to contact all permitting agencies and ensure that proper permits have been obtained. If your project will include any of the following activities, the agency listed to the right of the activity should be contacted.

Activity	Agency
<input type="checkbox"/> Altering a stream or watercourse (including any creek crossings), or doing work near wetlands.	Department of Fish and Game Army Corps of Engineers US Fish and Wildlife Service National Marine Fisheries Service
<input type="checkbox"/> Site work to be done in endangered/threatened species habitat.	Department of Fish and Game US Fish and Wildlife Service
<input type="checkbox"/> Retaining surface water or riparian underflow in a pond/reservoir.	Department of Water Resources
<input type="checkbox"/> Constructing a reservoir which retains 15 acre-feet or more and has a dam height of 25 feet or greater. – OR – Constructing a reservoir which retains 50 acre-feet or more and has a dam height of 6 feet or greater.	Division of Dam Safety
<input type="checkbox"/> Site disturbance of 1 acre or more (cumulative). – OR – Wastewater systems discharging 2,500 gallons per day or more.	Regional Water Quality Control Board State Water Resources Control Board

ACKNOWLEDGEMENT OF STANDARDS AND LIMITATIONS

- I understand that it is my responsibility to obtain all necessary permits from state and federal agencies ***prior to starting work.***
- I plan to incorporate all reasonable measures to ensure against erosion and sedimentation both during and after grading activities.
- I understand that any grading activities which could result in a hazardous condition are not exempt from grading permit requirements. A hazardous condition exists when activities create a hazard to life and limb, endanger property, adversely affect the safety, use or stability of a public right-of-way or drainage channel, or create a significant environmental impact.
- I understand that failure to adhere to these standards and limitations may result in a code enforcement violation. I acknowledge that this may result in fines, filing of a notice of nuisance, nuisance abatement, or prosecution under an infraction or misdemeanor.
- I understand that I must file an application with and receive approval from NRCS or RCD ***prior to starting work.***
- I understand that I must receive clearance from the Agricultural Commissioner if I am proposing to create a road or a pond/reservoir/basin.

In filing for this alternative review program, I certify the grading will comply with the criteria established for alternative review. I certify that all work will comply with the provisions of the grading ordinance and with the requirements of other local, state, and federal agencies.

Signature

Date

Printed Name